

Information Bulletin

Building Permit Requirements for Housing

On November 15, 2017, City of Winnipeg Council adopted amendments to the Winnipeg Building By-law (WBB) 4555/87 that pertain to building permits for housing.

Subsection 14.2.1 (1) of the WBB pertains to when a building permit is required, and has been amended by adding the following clause:

- j) *the installation of interior subsurface drainage equipment, including sump pits, sump pumps and associated equipment.*

Example:

A basement concrete floor is removed due to heaving or cracking and being replaced. A building permit is required for the installation of weeping tiles as well as the sump pit and associated equipment. In a newly constructed house or addition, this work would be included as part of the building permit so no additional building permit for this work is required.

Subsection 14.2.1 (2.1) of the WBB has been amended by replacing clause (c) to clarify that development of previously undeveloped spaces and new bedrooms in houses, duplexes and triplexes, require a permit as follows:

- c) *non-structural work other than:*
- i. *Plumbing construction*
 - ii. *Electrical construction*
 - iii. *The development of previously undeveloped space within an existing building; or*
 - iv. *The creation of a new bedroom.*

Examples:

- A new house was purchased from a homebuilder with the basement unfinished – a building permit is required to develop the lower level.
- A house had a previously developed lower level and a homeowner is upgrading finishes – a building permit is not required.
- A house had a previously developed lower level and a contractor is creating a new bedroom in that space – a building permit is required.
- A bedroom is being created in a previously developed space such as a dining room or family room, for example – a building permit is required.

NOTE: As per our current by-law requirements, associated plumbing and electrical trade permits are required when plumbing or electrical work is being undertaken in the renovation areas.

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